

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL
FOR STEVE WAGGY**

Being a parcel of land situated in part of the Northeast Quarter of Section 3, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the Center of said Section 3, referenced by a
found iron rod situated N 88° 39' 54" E a distance of 30.01 feet;

thence on an assumed bearing of N 00° 14' 02" E along the centerline of Township
Highway 103 a distance of 197.00 feet to a found MAG nail marking the northwest
corner of a parcel of land currently owned by S. Franklin, et ux, and being the **POINT
OF BEGINNING**, referenced by a found iron rod situated N 88° 39' 54" E a distance of
30.01 feet;

thence continuing N 00° 14' 02" E along said centerline a distance of 421.58 feet to a set
MAG nail;

thence N 88° 44' 56" E a distance of 424.08 feet to a set iron rod, passing a set iron rod
for reference a distance of 16.51 feet;

thence S 00° 14' 02" W a distance of 617.96 feet to a set iron rod on the east-west half
section line;

thence S 88° 39' 54" W along said half section line a distance of 199.10 feet to a found
iron rod marking the southeast corner of the aforementioned Franklin parcel;

thence N 00° 14' 02" E along the east line of said Franklin parcel a distance of 197.00
feet to a found iron rod marking the northeast corner of said parcel;

thence S 88° 39' 54" W along the north line of said Franklin parcel a distance of 225.00
feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 194.99 feet.

Containing in all 5.000 acres of land, more or less, of which 0.160 acre, more or less, is
currently contained within highway right-of-ways. The above described property being
subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in September, 2009.

Prior Deed Reference – OR Volume 60, Page 463.

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